

045.0

Map

0005

Block

0011.A

Lot

1 of 1

Residential

CARD

ARLINGTON

APPRaised: 490,600 /

USE VALUE: 490,600 /

ASSESSed: 490,600 /

Total Card /

Total Parcel

490,600

490,600

490,600

PROPERTY LOCATION

No	Alt No	Direction/Street/City
15		MEDFORD ST, ARLINGTON

OWNERSHIP

Owner 1:	KRAY DONNA L TRUSTEE
Owner 2:	DONNA L KRAY REVOCABLE TRUST
Owner 3:	
Street 1:	15 MEDFORD ST # 1
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

PREVIOUS OWNER

Owner 1:	KRAY DONNA L -
Owner 2:	-
Street 1:	15 MEDFORD ST # 1
Twn/City:	ARLINGTON
St/Prov:	MA
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains Sq. Ft. of land mainly classified as Condo with a Condo Conv Building built about 1890, having primarily Clapboard Exterior and 1324 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	B3	VILLAGE B		water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Infl	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
102	Condo		0		Sq. Ft.	Site		0	0.	0.00	7111			Med. Tr	-5												

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
102	0.000	490,600			490,600
Total Card	0.000	490,600			490,600
Total Parcel	0.000	490,600			490,600
Source:	Market Adj Cost	Total Value per SQ unit /Card:	370.54	/Parcel:	370.5

PREVIOUS ASSESSMENT

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	102	FV	483,200	0	.		483,200	483,200	Year End Roll	12/18/2019
2019	102	FV	464,400	0	.		464,400	464,400	Year End Roll	1/3/2019
2018	102	FV	410,300	0	.		410,300	410,300	Year End Roll	12/20/2017
2017	102	FV	373,800	0	.		373,800	373,800	Year End Roll	1/3/2017
2016	102	FV	373,800	0	.		373,800	373,800	Year End	1/4/2016
2015	102	FV	345,100	0	.		345,100	345,100	Year End Roll	12/11/2014
2014	102	FV	329,200	0	.		329,200	329,200	Year End Roll	12/16/2013
2013	102	FV	328,200	0	.		328,200	328,200		12/13/2012

SALES INFORMATION

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
KRAY DONNA L,	58704-254		3/19/2012	Convenience	1	No	No		
KRAY DONNA L TR	58704-233		3/19/2012	Convenience	1	No	No		
KRAY DONNA L,	56399-431		2/1/2011	Convenience	1	No	No		
KRAY DONNA L TR	56399-410		2/1/2011	Convenience	1	No	No		
KRAY DONNA L,	54435-455		3/23/2010	Convenience	1	No	No		
BENOIT ALAN	35129-76		3/26/2002		302,500	No	No		
MCGARRY JAMES	25306-28		4/26/1995		84,000	No	No	Y	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
8/24/2016	2078	Porch	7,000	C				
5/19/2005	408	Manual	36,000			G7	GR FY07	repair porch along

ACTIVITY INFORMATION

Date	Result	By	Name
7/11/2018	Measured	DGM	D Mann
5/6/2000		197	PATRIOT

Sign:

VERIFICATION OF VISIT NOT DATA

/ /

DISCLAIMER

Disclaimer: This Information is believed to be correct but is subject to change and is not warranted.

Database: AssessPro - FY2021

aprob

2021

Type:	99 - Condo Conv			
Sty Ht:	1 - 1 Story			
(Liv) Units:	1	Total:	1	
Foundation:	3 - BrckorStone			
Frame:	1 - Wood			
Prime Wall:	2 - Clapboard			
Sec Wall:				%
Roof Struct:	4 - Flat			
Roof Cover:	4 - Tar & Gravel			
Color:	BLUE			
View / Desir:	N - NONE			

Full Bath	1	Rating:	Very Good
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

	CONDO CONVERSION 1/95,Building Number 1.
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GENERAL INFORMATION

Grade: C - Average	
Year Blt: 1890	Eff Yr Blt:
Alt LUC:	Alt %:
Jurisdic: G14	Fact:
Const Mod:	
Lump Sum Adj:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:		Rating:	
WSFlue:		Rating:	

RESIDENTIAL GRID

1st Res Grid	Desc: Line 1										# Units: 1	
Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 6		BRs: 3		Baths: 1		HB					

CONDO INFORMATION

Location:	
Total Units:	
Floor:	1 - 1st Floor
% Own:	16.659999847
Name:	153 - 7111

REMODELING

	Exterior:	
	Interior:	
%	Additions:	
%	Kitchen:	
%	Baths:	
%	Plumbing:	
%	Electric:	
%	Heating:	
%	General:	

RES BREAKDOWN

[illegible]

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall:	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	5 - Steam		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

DEPRECIATION

Phys Cond:	GD - Good	18.0	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		18.6	%

CALC SUMMARY

Basic \$ / SQ:	295.00
Size Adj.:	1.35000002
Const Adj.:	0.97010303
Adj \$ / SQ:	386.344
Other Features:	62500
Grade Factor:	1.00
NBHD Inf:	1.04999995
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	602720
Depreciation:	112106
Depreciated Total:	490614

COMPARABLE SALES

Rate	Parcel ID	Type	Date	Sale Price
WtAv\$/SQ:		AvRate:		Ind.Val
Juris. Factor:	1.00	Before Depr:	405.66	
Special Features:	0	Val/Su Net:	370.54	
Final Total:	490600	Val/Su SzAd	370.54	

Depreciated Total: 490014		Total:	
MOBILE HOME	Make:	Model:	Serial #:
	Year:	Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID 045.0-0005-0011.A

[illegible]

More: N Total Yard Items: Total Special Features: Total:

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value	
GLA	Gross Liv Ar	1,324	386.340	511,519	
Net Sketched Area:		1,324	Total:	511,519	
Size Ad	1324	Gross Are	1324	FinArea	1324

SUB AREA DETAIL

	Sub Area	% Usbl	Descrip	% Type	Qu	# Ten
19						
9						
24						

IMAGE

